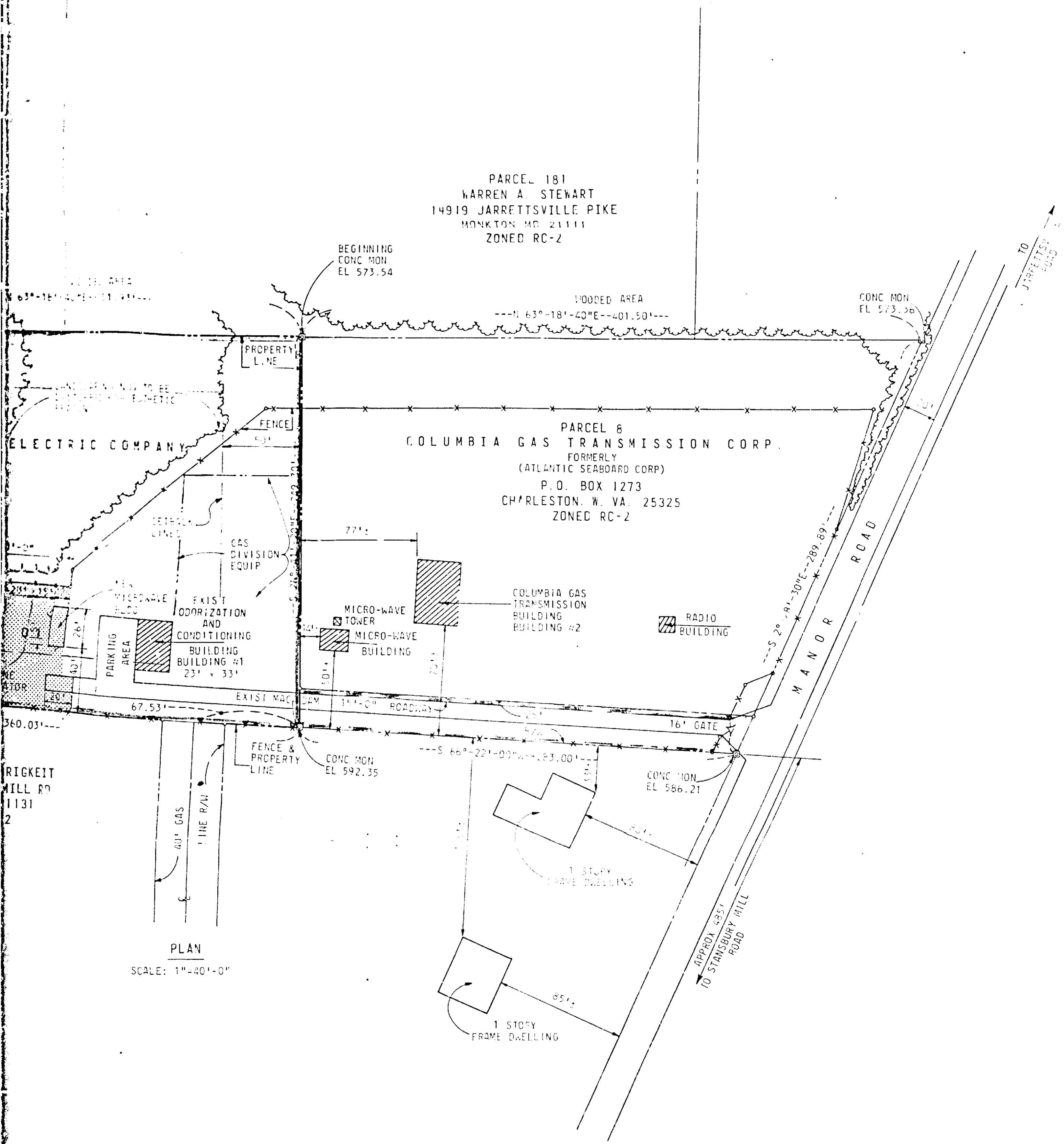


VICINITY PLAN
SCALE: 1"=900'



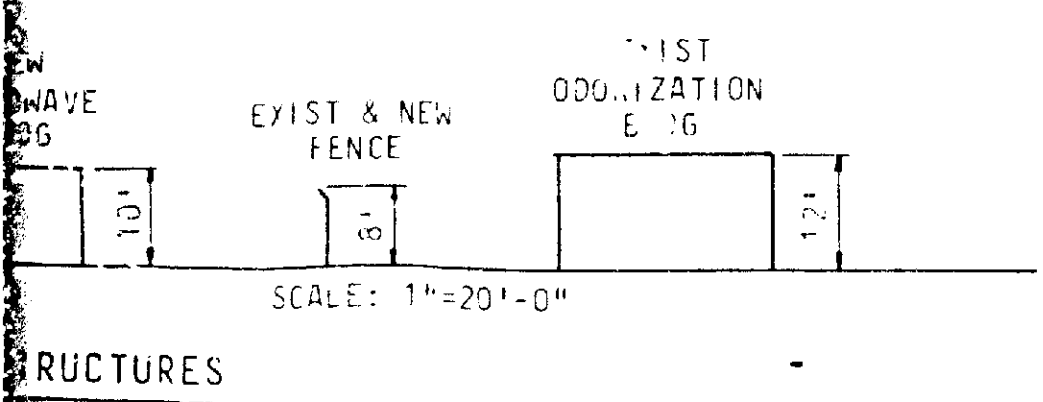
- NOTES:
1. BEARINGS AND DISTANCES AS SHOWN ARE TAKEN FROM A SURVEY BY BOLLEBERG BROTHERS DATED MAY 13, 1954.
 2. ELEVATIONS WERE ADDED TO SURVEY MAY 27, 1954. AS SHOWN, THEY ARE REFERRED TO MEAN LOW TIDE AS ESTABLISHED BY THE U.S. COAST AND GEODETIC SURVEY.
 3. BEARINGS ARE REFERRED TO THE TRUE MERIDIAN.
 4. FOR ELEVATIONS AS EXISTING AT TIME OF SURVEY IN ADDITION TO THOSE ALREADY SHOWN, SEE ABOVE MENTIONED SURVEY.
 5. [Symbol] DENOTES 1979 BUDGET INSTALLATION.

THIS PROPERTY:
TOTAL AREA: 1.958;
TAX MAP: 35
PRESENT ZONING: RC-2
ZONING MAP 3E
ELECTION DISTRICT: 10TH
BALTIMORE COUNTY, MD
TITLE REFERENCE: GLB 2498/143

PLAN
SCALE: 1"=40'-0"

PETER'S
EX-1
80-162-X

J.P. COUTHART 3RD (PLS #10)
ELECTRIC ENGINEERING DEPT
BALTIMORE GAS & ELECTRIC CO



Rev.	Date	Job Order	Description	Approved	ENGINEERING	PLOT PLAN FOR ZONING PERMIT
A	1-9-80	MD-8015	REV LAYOUT PER NEW COUNTY ZONING REQUIREMENTS		Civil [Signature] Elec [Signature] Mech [Signature] Transm [Signature] Chief Eng [Signature] Manager [Signature]	
B	2-14-80	MD-8015	REV LAYOUT PER ENGINEER'S DESIGN CHANGE			SERVICE CENTER
						MANOR
						BALTIMORE GAS AND ELECTRIC COMPANY ELECTRIC ENGINEERING DEPARTMENT
						File 36-9 Scale AS NOTED Microfilmed Orig. Rev. No. 93-311-E
						Rev B

PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

BALTIMORE GAS AND ELECTRIC COMPANY, legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception to the Zoning Ordinance of Baltimore County, Maryland, to reclassify the property from its present zoning to a Special Exception to the Zoning Ordinance of Baltimore County, Maryland, to use the property for a wireless transmitting and receiving structure and control house, and related public utility uses.

(and) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for a wireless transmitting and receiving structure and control house, and related public utility uses.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

DATE: 12/21/80
BY: John B. Howard, Esquire
210 Allegheny Avenue
P.O. Box 5517
Towson, Maryland 21204
Petitioner's Attorney
MARTHA A. DELEA
Gas and Electric Building,
Baltimore, Maryland 21203-Telephone: 234-5697
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day of December 1979, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 21st day of February 1980, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

John B. Howard, Esquire
210 Allegheny Avenue
P.O. Box 5517
Towson, Maryland 21204

cc: Martha A. Delea, Attorney
Gas & Electric Building
P.O. Box 1475
Baltimore, Maryland 21203

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 28th day of December 1979.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner John B. Howard
Petitioner's Attorney

Reviewed by Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 12, 1980

John B. Howard, Esquire
210 Allegheny Avenue
P.O. Box 5517
Towson, Maryland 21204

RE: Item No. 99
Petitioner - Baltimore Gas &
Electric Company
Special Exception Petition

Dear Mr. Howard:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on-site field inspection of the property. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your client's proposal to construct a wireless transmitting and receiving structure and control house, and legalize the existing Manor Service Center, this Special Exception hearing is required.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

NBC/sf

cc: Martha A. Delea, Attorney
Gas & Electric Building
P.O. Box 1475
Baltimore, Maryland 21203

Mr. J. F. Douthirt, III
Electric Engineering Department
Baltimore Gas & Electric Company

Description for parcel of land proposed for Special Exception by Baltimore Gas and Electric Company, for Manor Gate Station, in the Tenth Election District of Baltimore County, State of Maryland.

Beginning for the same at a point in the northernmost corner of the parcel of land now being described, said point being distant South 63 degrees 18 minutes 17 seconds West - 401.50 feet measured from a point on the westernmost side of Manor Road, said last mentioned point on said side of said Manor Road being distant 775 feet more or less measured along said road in a northerly direction from its intersection with Stansbury Mill Road, thence leaving said point of beginning so fixed and binding on the outlines of the parcel of land now being described the four following courses and distances: South 26 degrees 41 minutes 20 seconds East - 249.30 feet, South 66 degrees 22 minutes 00 seconds West 360.03 feet, North 24 degrees 48 minutes 10 seconds West - 230.24 feet and North 63 degrees 18 minutes 40 seconds East - 351.93 feet to the place of beginning.

Containing 1.958 acres of land more or less.

The above described parcel of land is shown on Plat No. - 93-311-E attached hereto and made a part hereof.

John F. Douthirt, III
John F. Douthirt 3rd. (P.L.S. #1)
Electric Engineering Department
Baltimore Gas & Electric Company

October 3, 1979

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

December 28, 1979

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #99 (1979-1980)
Property Owner - Baltimore Gas & Electric Co.
401.5' W. Manor Rd. 775' N. Stansbury Mill Rd.
Existing Zoning: KC 2
Proposed Zoning: Special Exception for a wireless transmitting and receiving structure and control house and related public utility use.
Acres: 1.958 District: 10th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Comments were supplied for this property for Project PIP 79-50X.

Highways:

Manor Road, an existing public road, is proposed to be improved in the future as a 50-foot closed section roadway on a 70-foot right-of-way. Highway right-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards and Specifications.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #99 (1979-1980)
Property Owner: Baltimore Gas & Electric Co.
Page 2
December 28, 1979

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property, which is beyond the Baltimore County Metropolitan District and the Urban-Rural Demarcation Line. Baltimore County Water and Sewerage Plans W-11A and S-11A, as amended, respectively indicate "No Planned Service" in the area.

Very truly yours,

ELLSWORTH M. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:WR:s

cc: J. Semers

EE-SE Key Sheet
85 & 86 NE 13 Pos. Sheets
NE 22 0 Topo
36 Tax Map

ORDER RECEIVED FOR FILING

DATE February 23, 1980

BY Stella H. Davis

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the Special Exception for a wireless transmitting and receiving structure, control house, and new engine generator should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 27th day of February, 1980, that the herein Petition for Special Exception for a wireless transmitting and receiving structure, control house, and new engine generator, in accordance with the revised site plan, Dwg. 93-311-E, Rev. B, marked Petitioner's Exhibit 1, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Provide one parking space for every three employees on the largest shift.
2. A revised site plan be submitted, incorporating the above restriction, and approved by the Department of Public Works and the Office of Planning and Zoning.

William E. Hammond
Zoning Commissioner of
Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 197____, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a _____ zone; and/or the Special Exception for _____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEYFFERT
DIRECTOR

February 5, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item 99, Zoning Advisory Committee Meeting, November 15, 1979, are as follows:

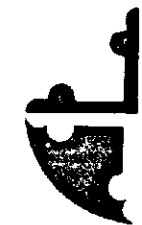
Property Owner: Baltimore Gas and Electric Company
Location: 401.5' W. Manor Road 775' N. Stansbury Mill Road
Existing Zoning: RC-2
Proposed Zoning: Special Exception for a wireless transmitting and receiving structure and control house and related public utility use
Acres: 1.958
District: 10th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development



baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

January 16, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments on the following items of the Zoning Advisory Committee Meeting of November 15, 1979:

ITEMS: 97 - 98 - 99 - 103

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Engineer Associate II

MSF/hmd



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

January 9, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #99, Zoning Advisory Committee Meeting of November 15, 1979, are as follows:

Property Owner: Baltimore Gas & Electric Company
Location: 401.5' W Manor Rd. 775' N Stansbury Mill Rd.
Existing Zoning: R.C. 2
Proposed Zoning: Special Exception for a wireless transmitting and receiving structure and control house and related public utility use.
Acres: 1.958
District: 10th

Employees operating the control building for the proposed microwave tower have access to sanitary facilities located in another control house on the same property. This control house is served by a private water well and sewage disposal system, both of which are functioning properly. No health hazards are anticipated.

Very truly yours,

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/rth



baltimore county
fire department
TOWSON, MARYLAND 21204
(301) 825-7310

Paul H. Reincke
CHIEF

November 26, 1979

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee

Re: Property Owner Baltimore Gas & Electric Company

Location: 401.5' W Manor Rd. 775' N Stansbury Mill Rd.

Item No. 99 Zoning Agenda: Meeting of 11/15/79

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code" 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: Errol M. Markowitz Noted and Approved: _____
Planning Group Fire Prevention Bureau
Special Inspection Division



baltimore county
department of permits and licenses
TOWSON, MARYLAND 21204
(301) 494-3610

JOHN D. SEYFFERT
DIRECTOR

December 4, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #99 Zoning Advisory Committee Meeting, November 15, 1979 are as follows:

Property Owner: Baltimore Gas and Electric Company
Location: 401.5' W Manor Road 775' N Stansbury Mill Road
Existing Zoning: R.C. 2
Proposed Zoning: Special Exception for a wireless transmitting and receiving structure and control house and related public utility use.

Acres: 1.958
District: 10th

The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement, State of Maryland code for the Handicapped and aged and other applicable codes.
- X B. A building permit shall be required before construction can begin.
- C. Additional _____ Permits shall be required.
- D. Building shall be upgraded to new use - requires alteration permit.
- E. Three sets of construction drawings will be required to file an application for a building permit.
- X F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____
- I. No Comment.
- X J. Comments: Certification a Structural Engineer will be required upon completion of the tower.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: November 21, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: November 15, 1979

RE: Item No: 96,97, 98, 99, 100, 101, 102, 103, 104
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

NNP/bp

JOSEPH H. MCGOWAN, PRESIDENT
T. DAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BOYBARS

THOMAS H. LLOYD
MRS. LORRAINE F. CHIRCUS
ROGER B. HAYDEN

ALVIN LOBECK
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACEY, D.V.M.

ROBERT Y. DUGEL, SUPERINTENDENT

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner

Date: February 7, 1980

TO: John D. Seyffert, Director
FROM: Office of Planning and Zoning
SUBJECT: Petition No. 80-152 X Item 99

Petition for Special Exception
Beginning 401.5 feet West of Manor Road, 775 feet North of Stansbury Mill Road
Petitioner - The Baltimore Gas & Electric Company

Tenth District

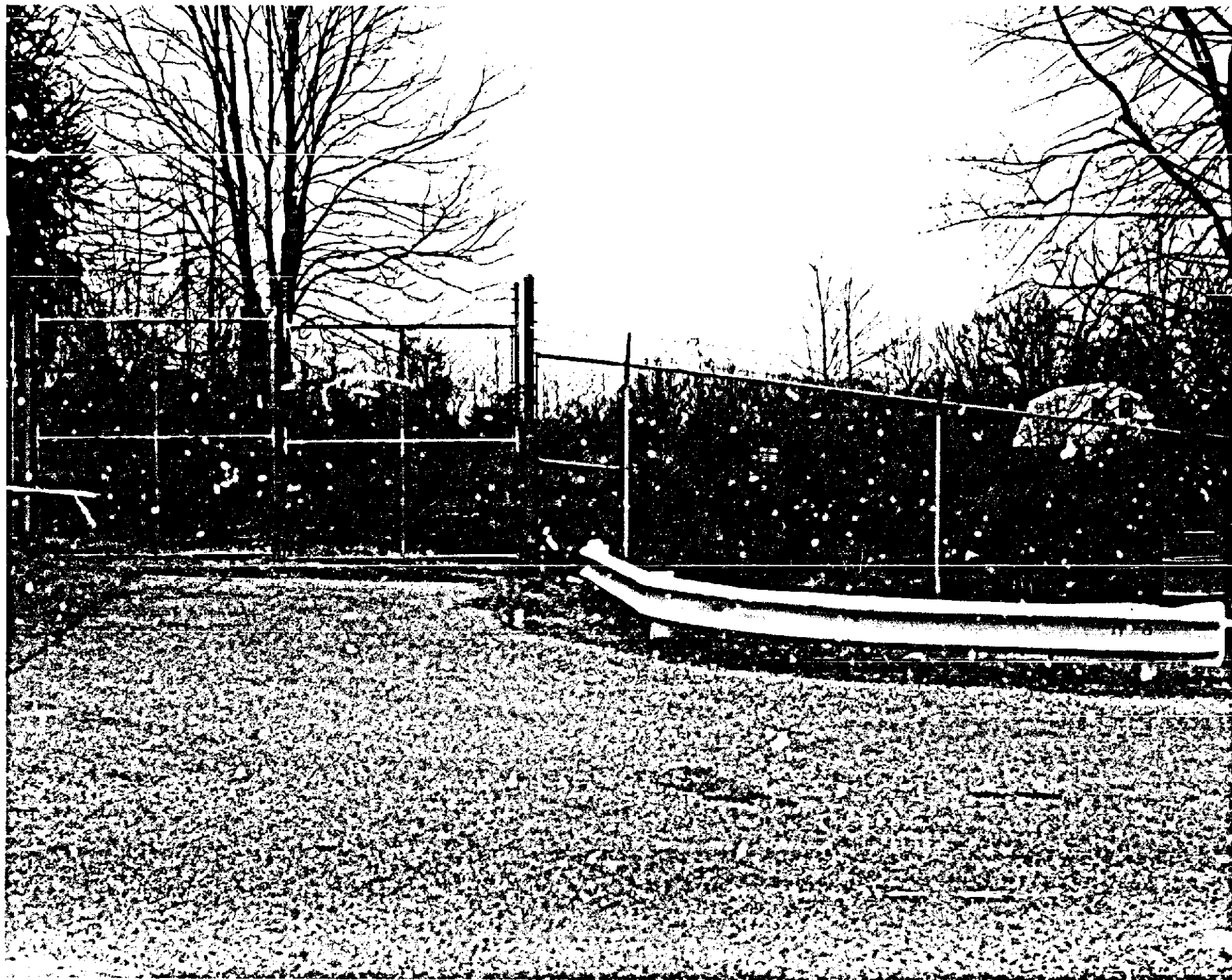
HEARING: Thursday, February 21, 1980 (10:00 A.M.)

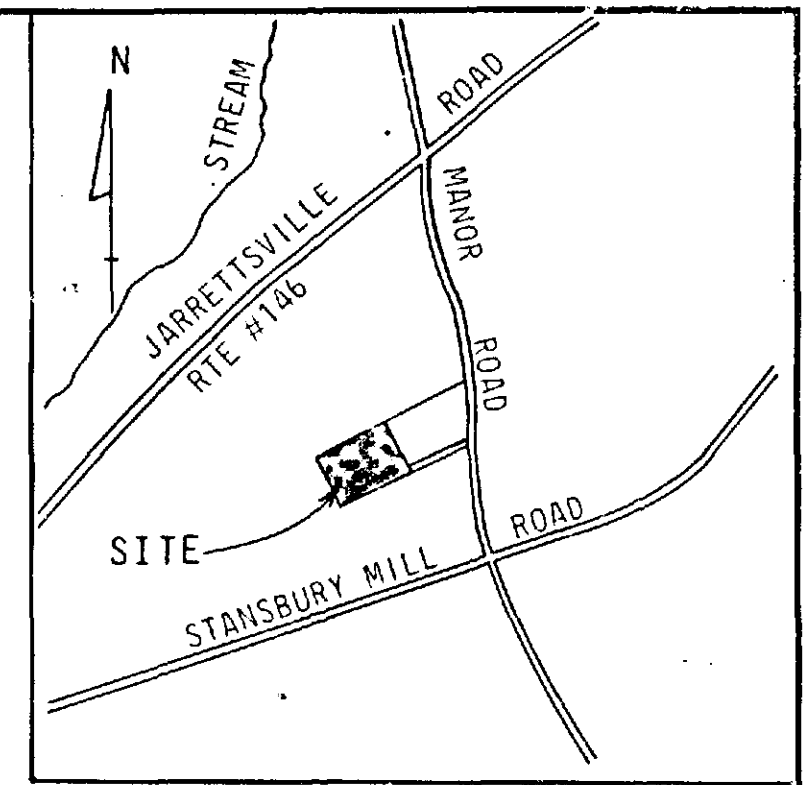
There are no comprehensive planning factors requiring comment on this petition.

JDS:JGH:ab

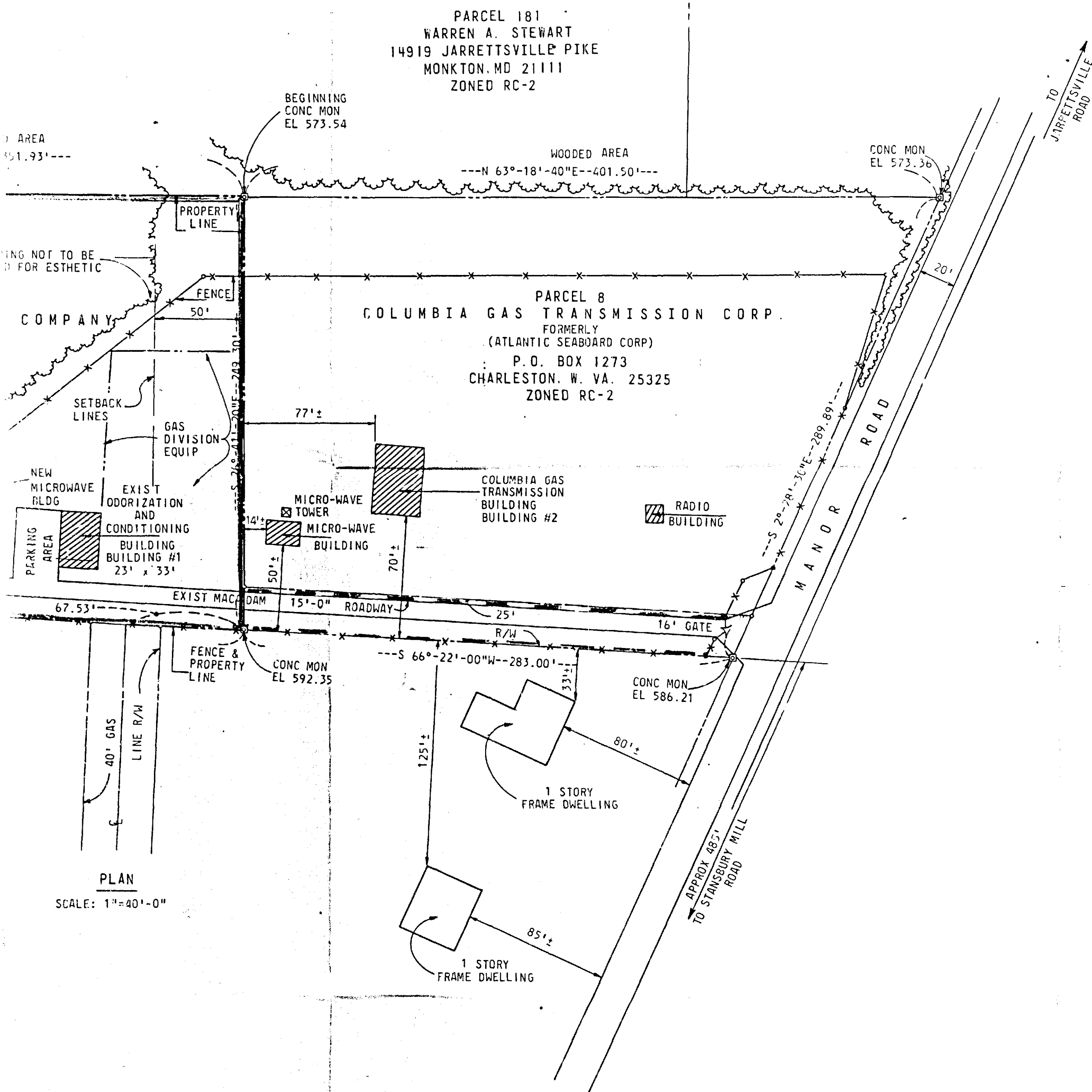
John D. Seyffert
John D. Seyffert, Director
Office of Planning and Zoning

JUL 21 1980





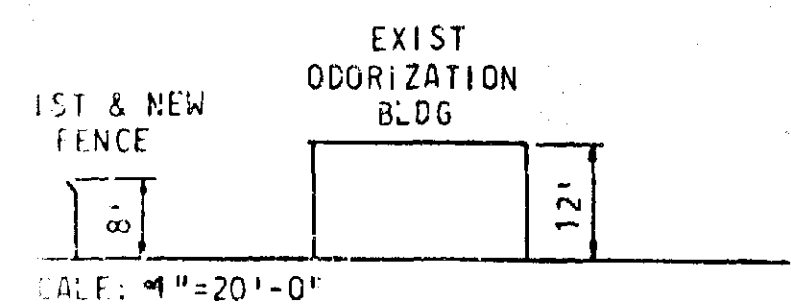
VICINITY PLAN
SCALE: 1"=900'



NOTES:

1. BEARINGS AND DISTANCES AS SHOWN ARE TAKEN FROM A SURVEY BY DOLLENBERG BROTHERS DATED MAY 13, 1954.
2. ELEVATIONS WERE ADDED TO SURVEY MAY 27, 1954. AS SHOWN, THEY ARE REFERRED TO MEAN LOW TIDE AS ESTABLISHED BY THE U.S. COAST AND GEODETIC SURVEY.
3. BEARINGS ARE REFERRED TO THE TRUE MERIDIAN.
4. FOR ELEVATIONS AS EXISTING AT TIME OF SURVEY IN ADDITION TO THOSE ALREADY SHOWN, SEE ABOVE MENTIONED SURVEY.
5. DENOTES 1979 BUDGET INSTALLATION.

THIS PROPERTY:
TOTAL AREA: 1.958:
TAX MAP: 35
PRESENT ZONING: RC-2
ZONING MAP 3E
ELECTION DISTRICT: 10TH
BALTIMORE COUNTY, MD
TITLE REFERENCE: GLB 2498/142



OFFICE COPY
Stem 99
REVISED PLANS
J.P. DOUTHIRT 3RD (PLS #10)
ELECTRIC ENGINEERING DEPT
BALTIMORE GAS & ELECTRIC CO

Rev.	Date	Job Order	Description	Approved	ENGINEERING	DESIGN & DRAFTING	FILED	Scale	AS NOTED	Rev.
1	1979	MD-8015	MICROWAVE TOWER INSTLN		Civil	Designed	File 36-9	Scale	AS NOTED	
2	1-9-80	MD-8015	REV LAYOUT PER NEW COUNTY ZONING REQUIREMENTS		Elec.	Drawn	Microfilmed	Dwg. No.	93-311-E	A
					Mech.	Checked	Orig. Rev.			
					Transm.	Date App'd: 10-8-79				
					Chief Eng.					
					Manager					

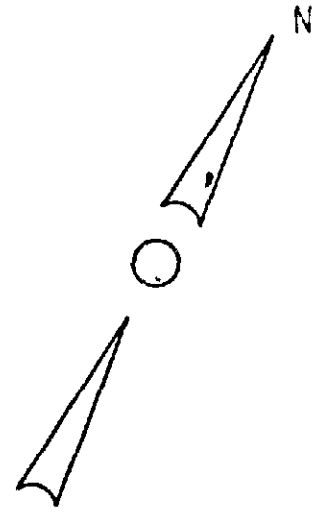
PLOT PLAN
FOR
ZONING PERMIT

SERVICE CENTER

MANOR

BALTIMORE GAS AND ELECTRIC COMPANY
ELECTRIC ENGINEERING DEPARTMENT

1"=10'



PARCEL 99
RICHARD E. KEISTER
14831 JARRETTVILLE PIKE
MONKTON, MD 21111
ZONED RC-2

PARCEL 181
WARREN A. STEWART
14919 JARRETTVILLE PIKE
MONKTON, MD 21111
ZONED RC-2

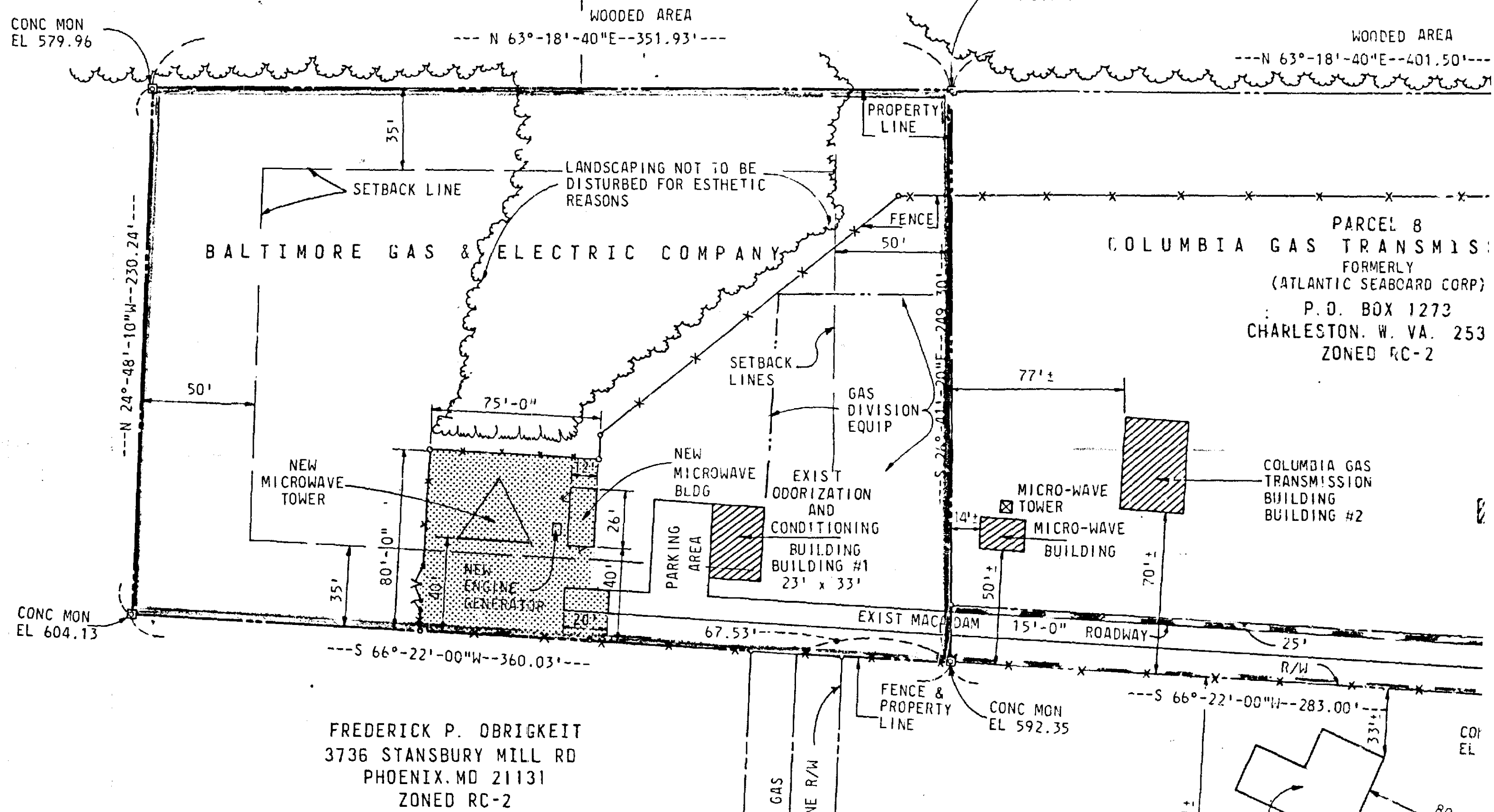
PARCEL 180
GRANVILLE A. QUINAN AND
GLORIA QUINAN
(STANSBURY FARMS PLAT 33/124)
PHOENIX, MD 21131
ZONED RC-2

PARCEL 8
COLUMBIA GAS TRANSMISSION
FORMERLY
(ATLANTIC SEABOARD CORP)
P.O. BOX 1273
CHARLESTON, W. VA. 253
ZONED RC-2

CONC MON
EL 579.96

BEGINNING
CONC MON
EL 573.54

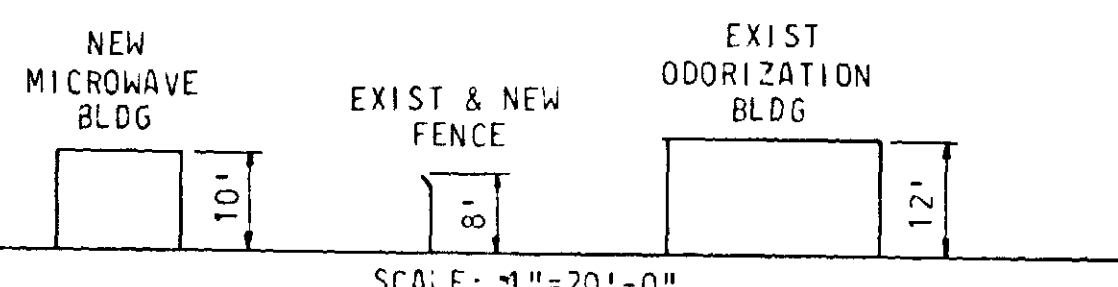
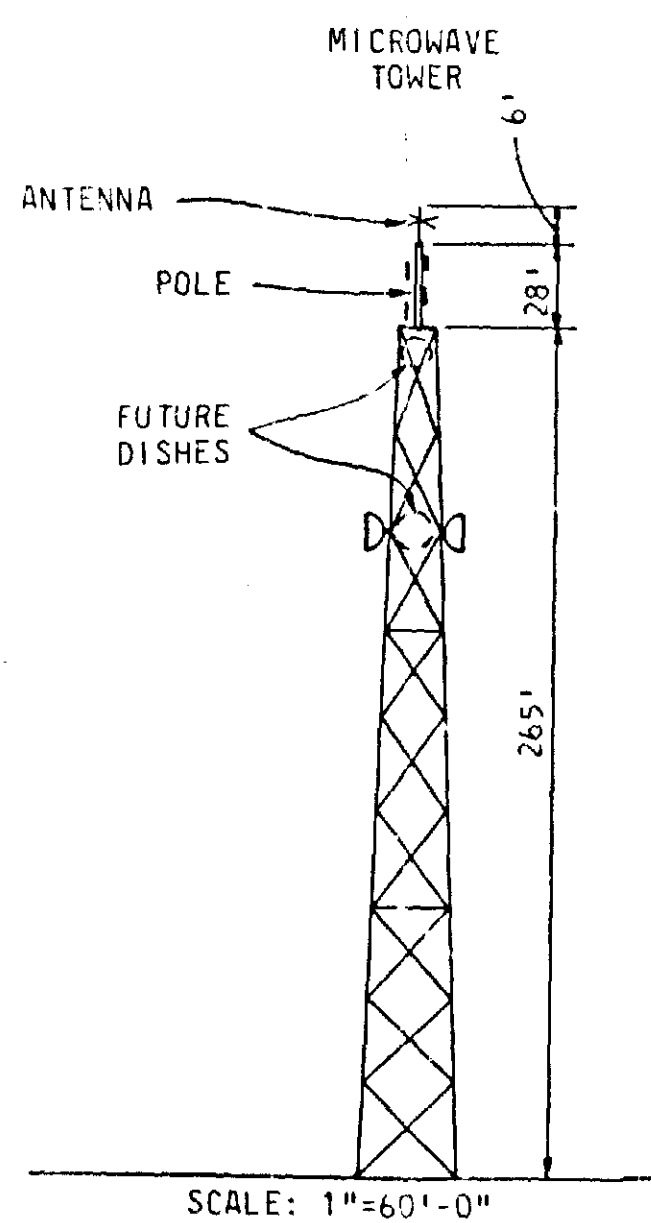
WOODED AREA



FREDERICK P. OBRIGKEIT
3736 STANSBURY MILL RD
PHOENIX, MD 21131
ZONED RC-2

PLAN

SCALE: 1"=40'-0"



MAXIMUM HEIGHT OF STRUCTURES

1 2 3 4 5 6 7 8 9 10 11 12